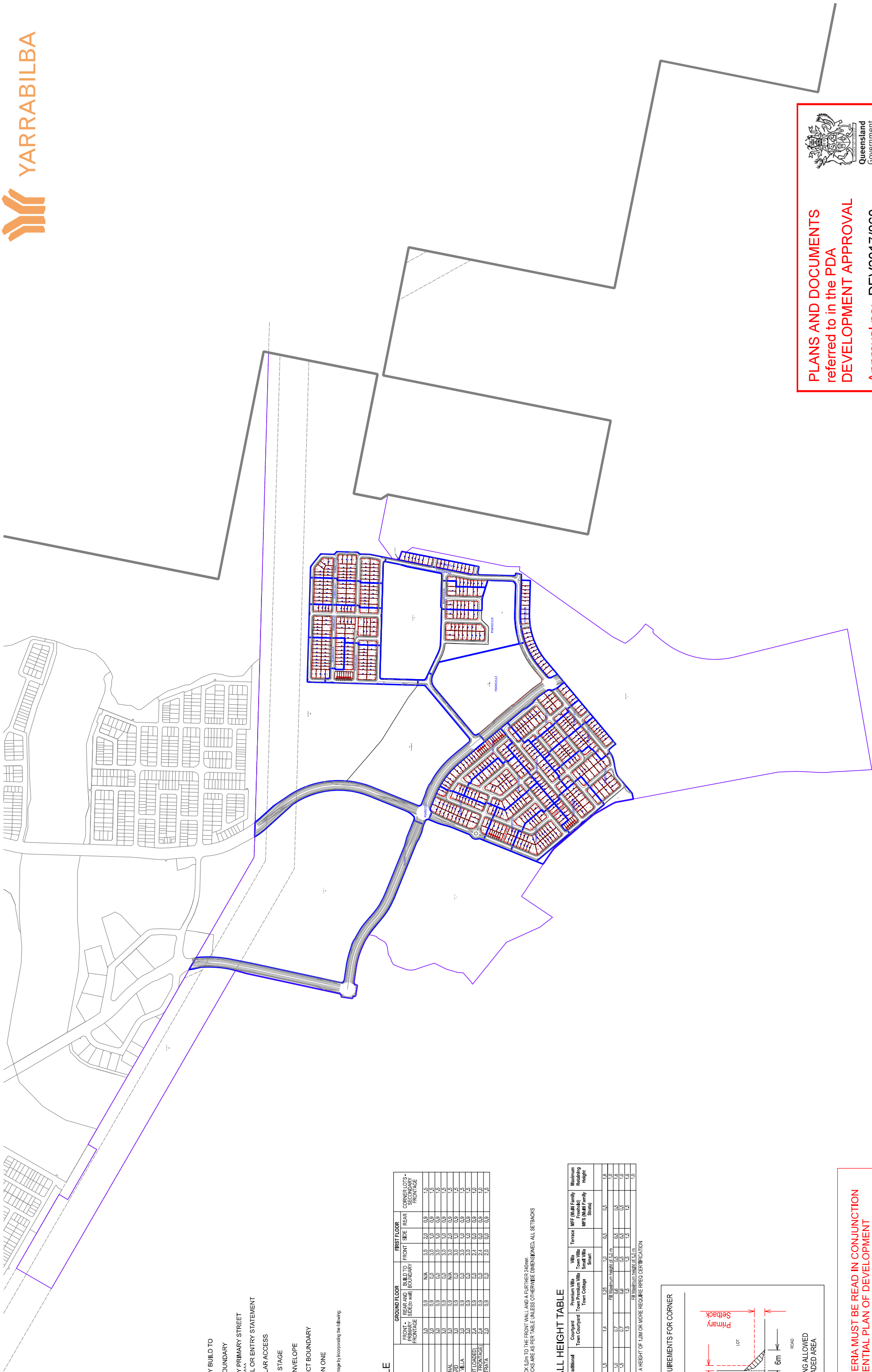




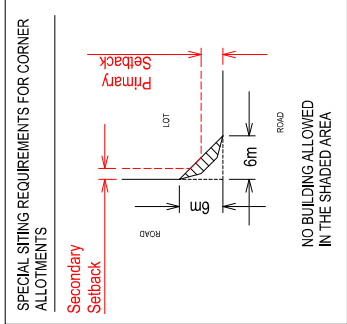
SETBACK TABLE	LOT TYPE	GROUND FLOOR		FIRST FLOOR		CORNER LOTS - SIDE FRONTAGE
		FRONT - SIDE (ft)	BUILT TO BOUNDARY (ft)	FRONT	REAR	
	(T1, T3)	3.0	0.9	3.0	2.0	0.9
	(C2, C3)	3.0	0.9	0.0	3.0	0.9
	PREMIUM VILLA	3.0	0.9	0.0	3.0	0.9
	(V1)	3.0	0.9	0.0	3.0	0.9
	(T2, T4) - TRADITIONAL	3.0	0.9	0.0	3.0	0.9
	(T5, T6) - TOWN	3.0	0.9	0.0	3.0	0.9
	(T7, T8) - TOWN COURTYARD	3.0	0.9	0.0	3.0	0.9
	(T9, T10) - TOWN VILLA	3.0	0.9	0.0	3.0	0.9
	(T11) - TOWN (LOW LOADED)	3.0	0.9	0.0	3.0	0.9
	(T12) - TERRACE (LOW LOADED)	2.4	0.9	0.0	2.4	0.9
	(T13) - TOWN (TALL FRONTAGE)	2.0	0.9	0.0	2.0	0.9
	(M5)	2.0	0.9	0.0	2.0	0.9

NOTE: ALL GARAGES MUST BE SETBACK 5.0m TO THE FRONT WALL AND A FURTHER 240mm TO THE GARAGE DOOR. SETBACKS ARE AS PER TABLE UNLESS OTHERWISE DIMENSIONED. ALL SETBACKS ARE TO WALL.

RETAINING WALL HEIGHT TABLE						
LOT TYPE	Traditional		Terrace	MFF (Multi Family Strata)	Maximum Retaining Height	Maximum Retaining Height
	Condyway Town Courtyard	Premium Villa Town Courtyard				
EARTHWORKS	Col Average	1.5	1.4	0.5	0.5	1.8
	Front Slope	1.0	0.7	0.5	0.5	1.8
	Side Slope	1.0	0.6	0.5	0.5	1.8
	Back Slope	1.5	0.7	0.5	0.5	1.8
	Fill Average	1.5	0.7	0.5	0.5	1.8
Boundary	Col Average	1.5	1.5	1.5	1.5	1.9
	Fill	1.5	1.5	1.5	1.5	1.9

Fill Maximum Height of 1.0 m

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0M OR MORE REQUIRE RPEQ CERTIFICATION

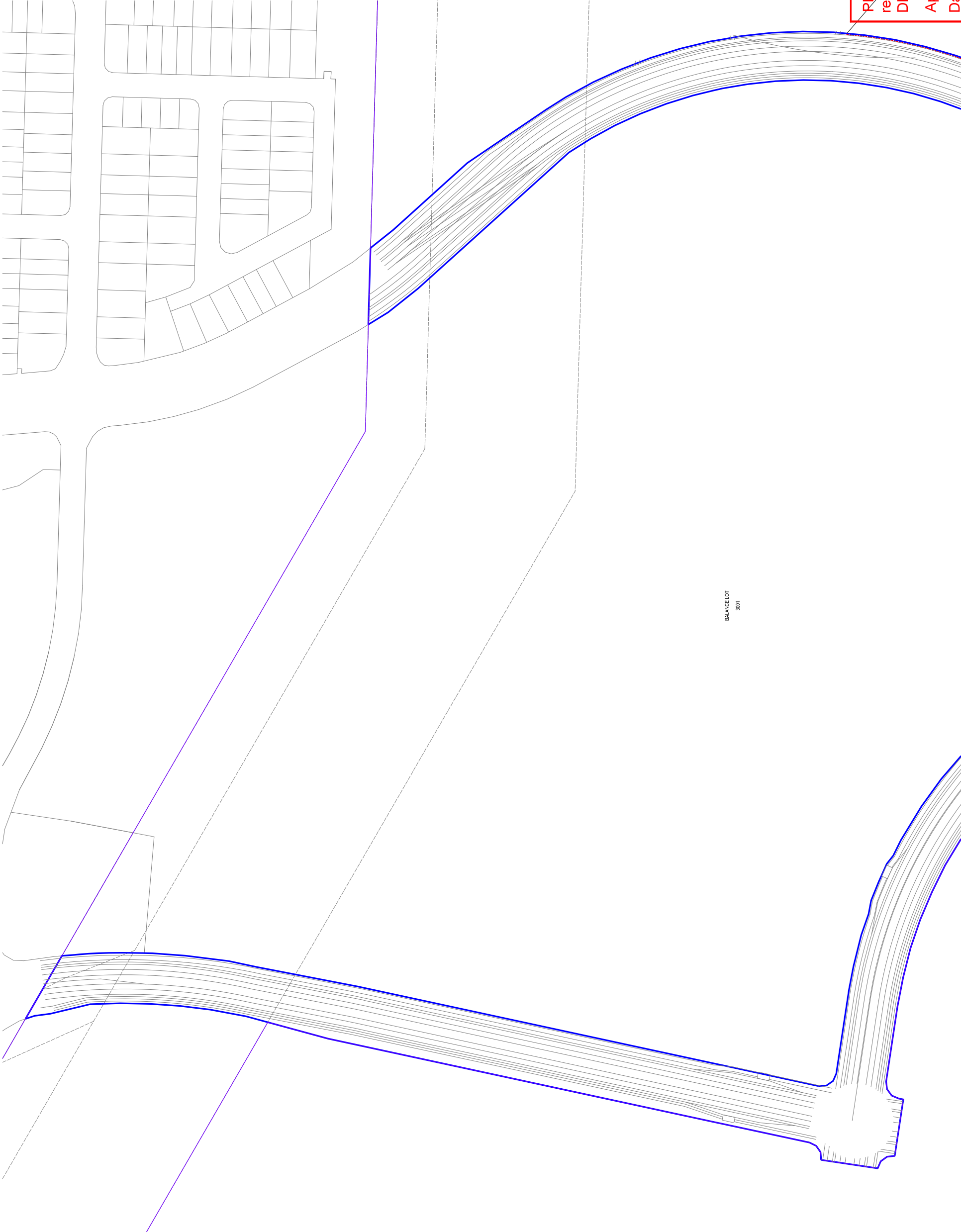


THESE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT
SHEET 10 OF 10 [DGN No P04-ROL 1-P0D210704] -
DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/860

Date: 17 June 2021



EGEND

- | | |
|--|--|
| | MANDATORY BUILD TO BOUNDARY |
| | BUILD TO BOUNDARY |
| | MANDATORY PRIMARY STREET FRONTAGE ¹ |
| | ENTRY WALL OR ENTRY STATEMENT |
| | NO VEHICULAR ACCESS |
| | PROPOSED STAGE BOUNDARY |
| | BUILDING ENVELOPE |
| | POLY PRECINCT BOUNDARY |
| | APPLICATION ONE BOUNDARY |
- ¹ Council will determine the primary frontage by incorporating the following:
 - Entry perpendicular to the street
 - Entry parallel to the street
 - Attention to building form and materials
 - Height of building
 - Max. screen height of 7.5m

SETBACK TABLE

LOT TYPE	FRONT- REAR (FEET) x WIDTH (FEET)	FRONT		REAR		COVERED LOT- AREA (SQUARE FOOTAGE)
		SEMI- DETACHED	DETACHED	SEMI- DETACHED	DETACHED	
1.5 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
2.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
3.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
4.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
5.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
6.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
7.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
8.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
9.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
10.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
11.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
12.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
13.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
14.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
15.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
16.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
17.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
18.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
19.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
20.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
21.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
22.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
23.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
24.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
25.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
26.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
27.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
28.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
29.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
30.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
31.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
32.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
33.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
34.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
35.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
36.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
37.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
38.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
39.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
40.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
41.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
42.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
43.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
44.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
45.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
46.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
47.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
48.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
49.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
50.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
51.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
52.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
53.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
54.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
55.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
56.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
57.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
58.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
59.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
60.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
61.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
62.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
63.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
64.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
65.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
66.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
67.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
68.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
69.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
70.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
71.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
72.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
73.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
74.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
75.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
76.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
77.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
78.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
79.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
80.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
81.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
82.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
83.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
84.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
85.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
86.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
87.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
88.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
89.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
90.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
91.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
92.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
93.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
94.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
95.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
96.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
97.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
98.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
99.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500
100.0 LOTS	30.0 x 120.0	30.0	30.0	30.0	30.0	1,500

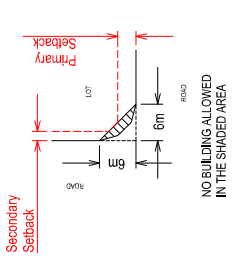
NOTE: ALL GARAGES MUST BE SETBACK 5.0m TO THE FRONT WALL AND A FURTHER 240mm TO THE GARAGE DOOR. SETBACKS ARE AS PER TABLE UNLESS OTHERWISE DIMENSIONED. ALL SETBACKS ARE TO WALL.

RETAINING WALL HEIGHT TABLE

[illegible]

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0M OR MORE REQUIRE RPEQ CERTIFICATION

SPECIAL SITTING REQUIREMENTS FOR CORNER ALLOTMENTS



THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 10 OF 10 [DGN No P04-ROL1-POD210704] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/860
Date: 17 June 2021

 **Queensland**
Government

3001
BALANCE LOT

PRECINCT FOUR - APPLICATION ONE PLAN OF DEVELOPMENT



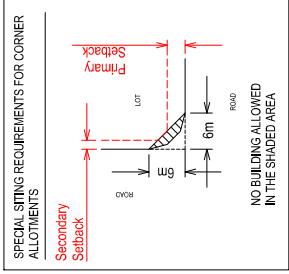
SETBACK TABLE		LOT TYPE	GRADING FLOOR		FIRST FLOOR		CORNER LOTS- SECONDARY FRONTAGE
			FRONT- PRIMARY FRONTAGE	REAR AND BUILT-UP (to 10' min)	FRONT YARD	REAR	
1	10' TO 15'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
2	15' TO 20'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
3	20' TO 25'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
4	25' TO 30'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
5	30' TO 35'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
6	35' TO 40'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
7	40' TO 45'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
8	45' TO 50'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
9	50' TO 55'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
10	55' TO 60'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
11	60' TO 65'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
12	65' TO 70'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
13	70' TO 75'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
14	75' TO 80'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
15	80' TO 85'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
16	85' TO 90'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
17	90' TO 95'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
18	95' TO 100'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
19	100' TO 105'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
20	105' TO 110'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
21	110' TO 115'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
22	115' TO 120'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
23	120' TO 125'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
24	125' TO 130'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
25	130' TO 135'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
26	135' TO 140'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
27	140' TO 145'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
28	145' TO 150'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
29	150' TO 155'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
30	155' TO 160'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
31	160' TO 165'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
32	165' TO 170'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
33	170' TO 175'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
34	175' TO 180'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
35	180' TO 185'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
36	185' TO 190'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
37	190' TO 195'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
38	195' TO 200'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
39	200' TO 205'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
40	205' TO 210'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
41	210' TO 215'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
42	215' TO 220'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
43	220' TO 225'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
44	225' TO 230'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
45	230' TO 235'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
46	235' TO 240'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
47	240' TO 245'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0.5'
48	245' TO 250'	THRESHOLD FRONT YARD	3'	0.5'	3'	2.5'	0

NOTE:
ALL GARAGES MUST BE SETBACK 5.0m TO THE FRONT WALL AND A FURTHER 240mm
TO THE GARAGE DOOR. SETBACKS ARE AS PER TABLE UNLESS OTHERWISE DIMENSIONED. ALL SETBACKS
ARE TO WALL.

RETAINING WALL HEIGHT TABLE

LOT TYPE	Traditional	Compart Town Courtyard	Premium Villa (Town Premium Villa Town Cottage	Villa (Town Villa Small Villa	Turned MPS (Mid-Fully Housing)	Maximum Rising Height
EARTHWORKS	1.4	1.4	1.2	1.2	0.5	1.4
Front						
Side						
Back						
Top						
Bottom						
Left						
Right						
Center						
Corner						
Edge						
Interior						
Exterior						
Roof						
Floor						
Wall						
Foundation						
Drainage						
Landscaping						
Planting						
Lighting						
Security						
Accessibility						
Fire Safety						
Disaster Preparedness						
Environmental Protection						
Historical Preservation						
Archaeological Investigation						
Geological Surveying						
Hydrological Study						
Soil Analysis						
Water Quality Testing						
Air Quality Monitoring						
Noise Level Assessment						
Seismic Hazard Evaluation						
Climate Change Impact Analysis						
Wildfire Risk Assessment						
Flood Risk Assessment						
Coastal Erosion Study						
Glacial Retreat Monitoring						
Permafrost Thaw Investigation						
Groundwater Contamination Study						
Radon Gas Testing						
Asbestos Abatement						
Lead Paint Removal						
PCB Cleanup						
Heavy Metal Remediation						
Oil Spill Response						
Nuclear Waste Management						
Chemical Waste Disposal						
Biological Contamination Control						
Microbial Remediation						
Phytoremediation						
Bioremediation						
Thermal Desorption						
Vapor Extraction						
Soil Washing						
Groundwater Pump-and-Treat						
Air Sparging						
Surfactant Enhanced Water Flooding						
Electrokinetic Remediation						
Membrane Filtration						
Reverse Osmosis						
Ultrafiltration						
Nanofiltration						
Ion Exchange						
Adsorption						
Incineration						
Landfill						
Deep Well Injection						
Storage						
Transportation						
Storage						
Disposal						
Recycling						
Composting						
Landfill						
Deep Well Injection						
Storage						
Transportation						
Storage						
Disposal						
Recycling						
Composting						
Landfill						
Deep Well Injection						
Storage						
Transportation						
Storage						
Disposal						
Recycling						
Composting						
Landfill						
Deep Well Injection						
Storage						
Transportation						
Storage						
Disposal						
Recycling						
Composting						
Landfill						
Deep Well Injection						
Storage						
Transportation						
Storage						
Disposal						
Recycling						
Composting						
Landfill						
Deep Well Injection						
Storage						
Transportation						
Storage						
Disposal						
Recycling						
Composting						
Landfill						
Deep Well Injection						
Storage						
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NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0M OR MORE REQUIRE RPEO CERTIFICATION



THESE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT
SHEET '10 OF '10 [DGN No P04-R0L 1-P0D2'10704] -
DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/860

Date: 17 June 2021



PRECINCT FOUR - APPLICATION ONE PLAN OF DEVELOPMENT



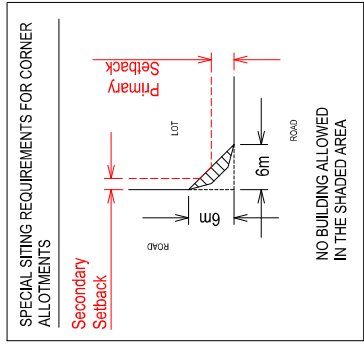
SETBACK TABLE	LOT TYPE	GROUND FLOOR		FIRST FLOOR		CONVERTER LOSS FRONTAGE		
		FRONT (m)	REAR AND BUILT TO SIDE (m)	FRONT	REAR			
	(T1, T3) TRADITIONAL COURTYARD	3.0	0.9	N/A	3.0	2.0	0.9	1.5
	(C2, C3) PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
	(T1, T3) TRADITIONAL VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
	(T2, T3) TOWN COURTYARD	3.0	0.9	N/A	3.0	2.0	0.9	1.5
	(C2, C3) TOWN PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
	(T1) TOWN VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
	(T2) TOWN (FRONT COURED) TOWN	3.0	0.9	0.0	3.0	1.0	0.9	1.5
	(T2) TERRACE (BACK FRONTAGE)	2.4	0.9	0.0	2.4	0.0	0.9	1.0
	(MFS) MULTIFAMILY STRATA	2.0	0.9	0.0	2.0	0.0	0.9	1.5

NOTE:
ALL GARAGES MUST BE SETBACK 5,0m TO THE FRONT WALL AND A FURTHER 240mm
TO THE GARAGE DOOR. SETBACKS ARE AS PER TABLE UNLESS OTHERWISE DIMENSIONED. ALL SETBACKS
ARE TO WALL.

RETAINING WALL HEIGHT TABLE									
LOT TYPE	Traditional		Courtyard Town Cottage	Premium Villa Town Cottage		Villa Small Villa Smart	Terrace	MFF (Multi Family Friends) MFS (Multi Family Saves)	
	1.5	1.4		1.25	1.0			0.5	0.5
EARTHWORKS	Front								
	Boundaries								
	Slope	1.0	0.7	0.6	0.5	0.3	0.5	1.8	
	Fill	1.0	0.7	0.6	0.5	0.3	0.5	1.8	
	Boundary	1.5	1.2	1.0	0.8	0.5	0.5	1.8	
				Fill			Maximum height of 1.0m		
				Fill			Maximum height of 1.0m		

NOTE: RETAINING WALLS WITH A HEIGHT OF LOW OR MORE REQUIRE RPEQ CERTIFICATION

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0M OR MORE REQUIRE RPEQ CERTIFICATION



THESE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT
SHEET 10 OF 10 [DGN No P04-ROL 1-P0D210704] -
DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT



Approval no: DEV2017/860
Date: 17 June 2021

PRECINCT FOUR - APPLICATION ONE PLAN OF DEVELOPMENT



SETBACK TABLE

LOT TYPE	GROUND FLOOR		FIRST FLOOR		CORNER LOTS - SECONDARY FRONTAGE
	FRONT - PRIMARY FRONTAGE	REAR AND SIDE BOUNDARY	FRONT	REAR	
(T1, T2)	3.0	N/A	3.0	2.0	0.9
(T2, T3)	3.0	0.0	3.0	1.0	0.9
(T3, T4)	3.0	0.0	3.0	0.0	1.5
(T4, T5)	3.0	0.0	3.0	3.0	0.9
(T5, T6)	3.0	0.0	3.0	2.0	0.9
(T6, T7)	3.0	0.0	3.0	1.0	0.9
(T7, T8)	3.0	0.0	3.0	0.0	1.5
(T8, T9)	3.0	0.0	3.0	1.0	0.9
(T9, T10)	3.0	0.0	3.0	0.0	1.5
(T10, T11)	3.0	0.0	3.0	2.4	0.9
(T11, T12)	3.0	0.0	3.0	0.0	1.5
(T12, T13)	3.0	0.0	3.0	2.0	0.9
(T13, T14)	3.0	0.0	3.0	0.0	1.5

NOTE:
ALL GARAGES MUST BE SETBACK 3.0m TO THE FRONT WALL AND A FURTHER 240mm TO THE GARAGE DOOR. SETBACKS ARE AS PER TABLE UNLESS OTHERWISE DIMENSIONED. ALL SETBACKS ARE TO WALL.

RETAINING WALL HEIGHT TABLE

LOT TYPE	Traditional		Premium Villa		Terrace		MFF (Multi-Family)		Maximum Retaining Wall Height
	Courtyard	Front	Town	Street	Smart	Small	MFF (Multi-Family)	Street	
EARTHWORKS	1.5	1.4	1.2	1.0	0.5	0.5	0.5	0.5	1.8
	1.5	1.4	1.2	1.0	0.5	0.5	0.5	0.5	1.8
Front	1.5	1.4	1.2	1.0	0.5	0.5	0.5	0.5	1.8
Side	1.5	1.4	1.2	1.0	0.5	0.5	0.5	0.5	1.8
Back	1.5	1.4	1.2	1.0	0.5	0.5	0.5	0.5	1.8
Boundary	1.5	1.4	1.2	1.0	0.5	0.5	0.5	0.5	1.8

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0M OR MORE REQUIRE RPCC CERTIFICATION

THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 10 OF 10 (DGN No P04-RQL-4-P0D2107041 - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT)



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/860
Date: 17 June 2021

P04R01S02

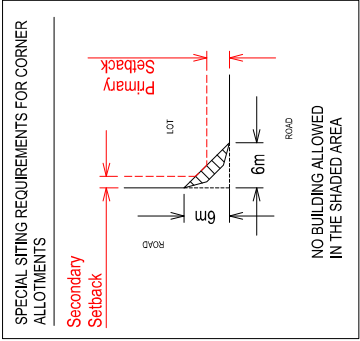
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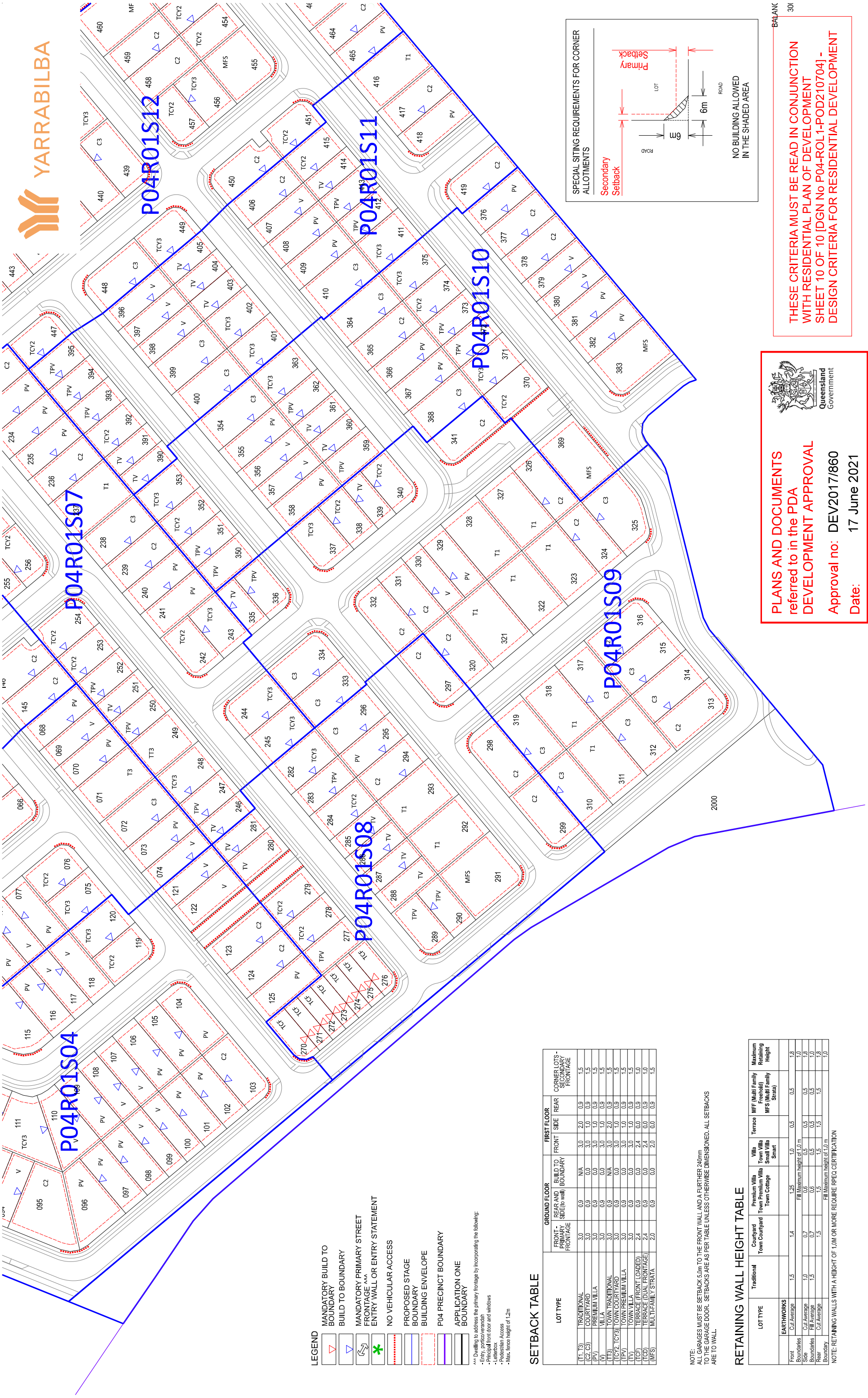
PRECINCT FOUR - APPLICATION ONE
PLAN OF DEVELOPMENT

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design considerations. © 2021 Lendlease Communities (Australia). All rights reserved. Except as permitted by Lendlease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lendlease.



Scale 1:1500 at A3





LOT TYPE	GROUND FLOOR		FIRST FLOOR		CORNER LOT'S SECONDARY FRONTAGE	
	FRONT - PRIMARY FRONTAGE	REAR AND SIDE (to wall)	BUILD TO BOUNDARY	FRONT SIDE REAR		
(T1, T3)	3.0	0.9	N/A	3.0	2.0	0.9
(C2, C3)	3.0	0.9	0.0	3.0	3.0	1.0
(PV)	3.0	0.9	0.0	3.0	3.0	0.9
PREMIUM VILLA	3.0	0.9	0.0	3.0	3.0	1.0
VILLA	3.0	0.9	0.0	3.0	3.0	0.9
(T3)	3.0	0.9	0.0	3.0	2.0	0.9
TOWN TRADITIONAL	3.0	0.9	N/A	3.0	3.0	1.0
(TC2, TC3)	3.0	0.9	0.0	3.0	3.0	0.9
TOWN COURTYARD	3.0	0.9	0.0	3.0	3.0	1.0
(TPV)	3.0	0.9	0.0	3.0	3.0	0.9
TOWN PREMIUM VILLA	3.0	0.9	0.0	3.0	3.0	1.0
(TV)	3.0	0.9	0.0	3.0	3.0	0.9
TOWN VILLA	3.0	0.9	0.0	3.0	3.0	1.0
(TCF)	2.0	0.9	0.0	2.4	0.0	0.9
TERRACE (FRONT LOADED)	2.4	0.9	0.0	2.4	0.0	0.9
(TCD)	2.0	0.9	0.0	2.0	0.0	0.9
TERRACE DUAL FRONTAGE	2.0	0.9	0.0	2.0	0.0	0.9
(MFS)	2.0	0.9	0.0	2.0	0.0	0.9
MULTI-FAMILY STRATA	2.0	0.9	0.0	2.0	0.0	0.9

RETAINING WALL HEIGHT TABLE

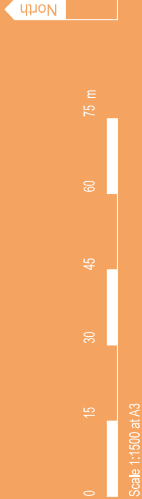
Traditional	LOT TYPE	Terrace	MFF (Multi Family Freenole)	MFS (Multi Family Strata)	Maximum Retaining Height	Maximum Height	
Front	EARTHWORKS	Courtyard Town Courtyard	Premium Villa Town Premium Villa Town Cottage	Villa Town Villa Small Villa Smart	1.0	0.5	1.8
Boundaries	Cut Average	1.4	1.25	1.0	0.5	1.0	
Boundaries	Fill Average	0.7	0.6	0.5	0.5	1.0	
Boundaries	Cut Average	1.5	1.5	1.5	1.5	1.8	
Boundary	Fill Average	1.5	1.5	1.5	1.5	1.8	

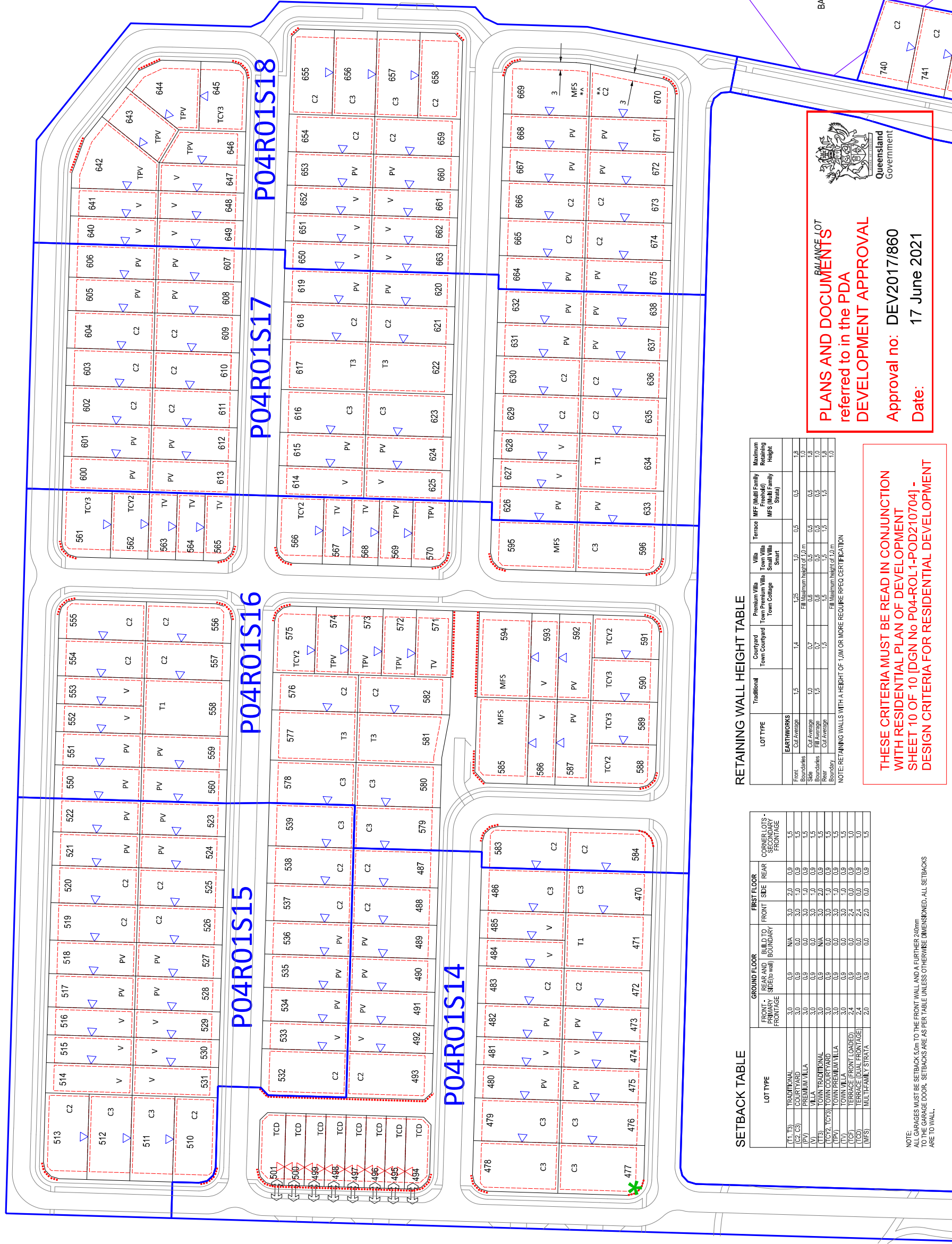
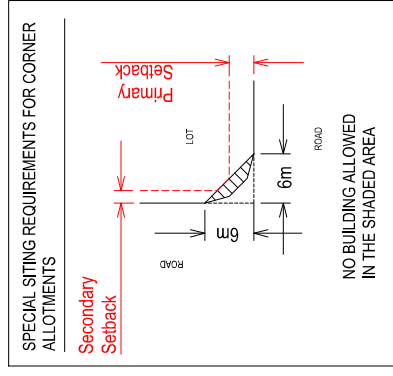
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: **DEV2017/1860**

 Queensland
Government

THESE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT
SHEET 10 OF 10 [DGN No P04-ROL1-P0D210704] -
DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT





RETAINING WALL HEIGHT TABLE

Traditional	Curved Town Centroid	Pavilion Town Perim Vn Small Villa Town Cottage	Villa Town Perim Vn Small Villa Smart	Terraced	MFF (Mid-Rise Family Flats) High Density	MFF (Mid-Rise Family Flats) Low Density	Maximum Height
LOT TYPE	EARTHWORKS						
	Front	1.5	1.4	1.25	1.0	0.5	1.8
	Boundaries						1.0
	Side	1.0	0.7	0.8	0.5	0.5	1.5
	Back	1.5	1.2	1.0	0.5	0.5	1.5
Boundary	Front	1.5	1.5	1.5	1.5	1.5	1.8
	Side						1.0
	Back						1.0

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0M OR MORE REQUIRE RPEQ CERTIFICATION

THESE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT
SHEET 10 OF 10 [DGN No P04-ROL 1-P0D210704] -
DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

SETBACK TABLE

LOT TYPE	GROUND FLOOR		FIRST FLOOR		CORNER LOTS SECONDARY FRONTAGE
	FRONT- PRIMARY FRONTAGE	REAR AND SIDE to well BOUNDARY	FRONT	REAR	
(T1, T2) TRADITIONAL COURTYARD	3.0	0.9	N/A	3.0	0.9
(C2, C3)	3.0	0.9	0.0	3.0	0.9
(FV)	3.0	0.9	0.0	3.0	0.9
(V1)	3.0	0.9	0.0	3.0	0.9
(T3) TOWN TRADITIONAL TOWN COURTYARD	3.0	0.9	N/A	3.0	0.9
(T2, T3) TOWN PREMIUM VILLA	3.0	0.9	0.0	3.0	0.9
(TP1)	3.0	0.9	0.0	3.0	0.9
(TP2)	3.0	0.9	0.0	3.0	0.9
(TP3) TERRACE FRONT (ADEQ)	2.4	0.9	0.0	2.4	0.9
(TP4) TERRACE (DUAL FRONTAGE)	2.4	0.9	0.0	2.4	0.9
(TF) TOWN PREMIUM STRATA	2.0	0.9	0.0	2.0	0.9
(WF)	2.0	0.9	0.0	2.0	0.9

NOTE:
ALL GARAGES MUST BE SETBACK 5.0m TO THE FRONT WALL AND A FURTHER 240mm
TO THE GARAGE DOOR. SETBACKS ARE AS PER TABLE UNLESS OTHERWISE DIMENSIONED. ALL SETBACKS
ARE TO WALL.

BALANCE LOT
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/860
Date: 17 June 2021

 Queensland Government



BALANCE LOT

BALANCE LOT

BALANCE LOT

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0M OR MORE REQUIRE RPEO CERTIFICATION

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0M OR MORE REQUIRE RPEQ CERTIFICATION



PRECINCT FOUR - APPLICATION ONE PLAN OF DEVELOPMENT

Dag No. P04-ROL1-POD210407 SHT 8 OF 10

Date 07 APR 2021



SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS

The diagram illustrates the setbacks for a corner allotment. The lot is bounded by two roads. The setbacks are defined as follows:

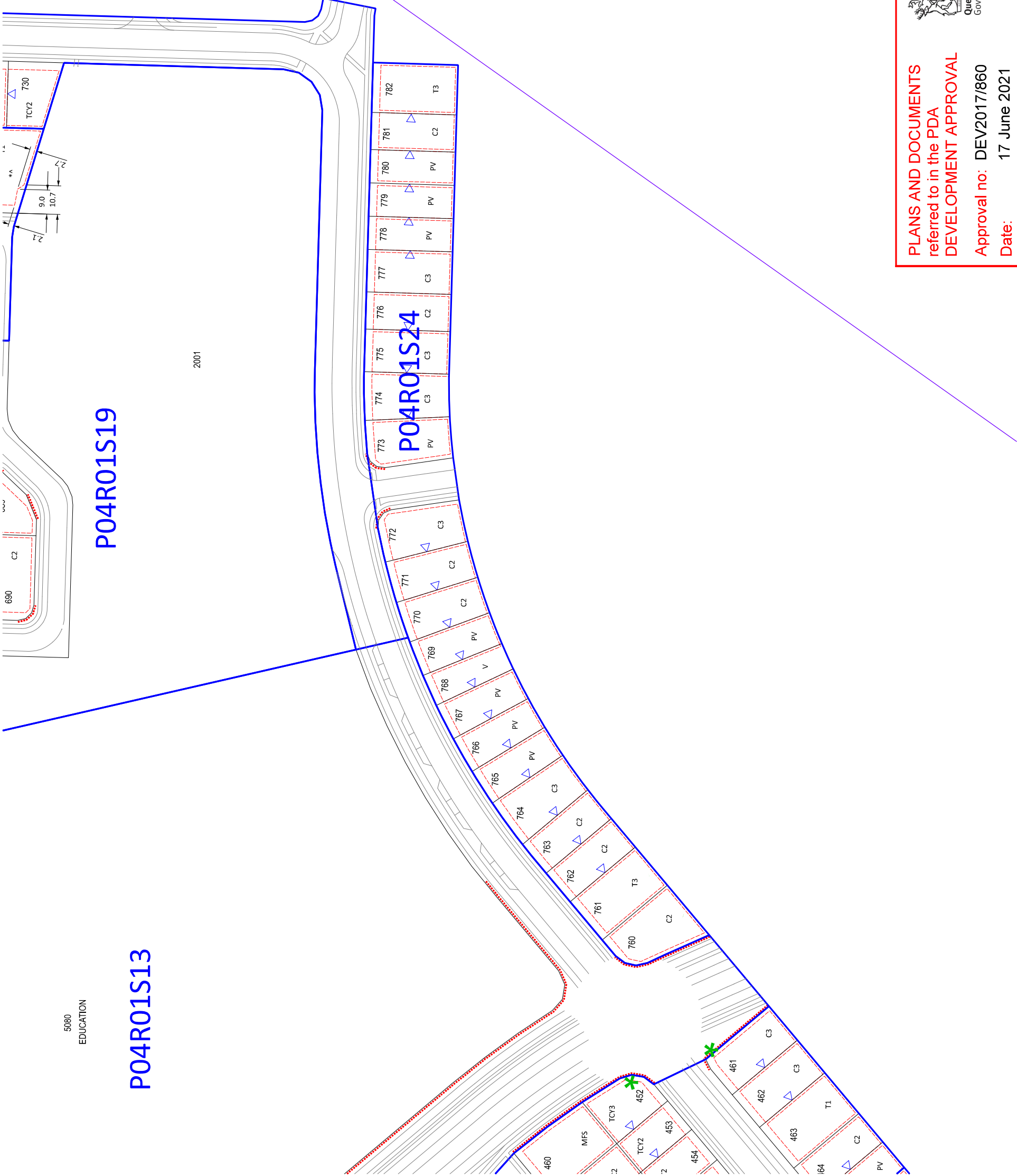
- Secondary Setback:** The setback from the road frontage.
- Primary Setback:** The setback from the road sideage.

The diagram shows a corner lot with a 6m setback from both roads. The area within the setbacks is shaded, indicating that no building is allowed in this area.

THESE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT
SHEET 10 OF 10 [DGN No P04-ROL1-P0D210704] -
DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

P04R01S19





Design Criteria for Residential Development

1. **General:**
- i. Easements over infrastructure have not been shown which may affect setbacks. Eaves must not protrude into easements.
 - ii. The maximum height of unattached buildings shall not exceed 8.5m. For attached buildings on lots greater than 450sqm a building height of 10.5m may be permitted as measured from the natural ground level.
 - iii. It is assumed that the pad level of each block will be the average of the four corners of the block.
 - iv. Buildings will be built to this pad level unless the consent of property owners on both sides of the block is obtained to vary the pad level.
 - v. Acoustic treatment may be required for some lots, refer to report prepared by MVA Environmental.
 - vi. Construction standards/setbacks may be affected by bushfire risk. Refer to the Sub-Precinct Specific Bushfire Hazard Assessment and Mitigation Plan for Sub-Precinct 5A Yarrabilba, prepared by Bushfire Protection Systems Pty Ltd.
2. **Setbacks:**
- i. Setbacks are as per the Setback Table included on the Plan of Development unless otherwise specified.
 - ii. All setbacks are measured to the wall. No projection will be closer to a side boundary than 450mm including gutter or fascia, with the exception of any eave returning to a build to boundary wall.
 - iii. With the exception of TCO lots, front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
 - iv. The build to boundary line is nominated on this plan. The length of wall built to this boundary is not to exceed 15.0m (excluding the larrace product) unless specified otherwise in a Plan of Development. Parapets are considered to be a wall and are to comply with the Setback table included on the Plan of Development.
 - v. Buildings to be sited in accordance with the 'Special Siting Requirements for Corner Allotments'.
 - vi. Front setbacks on corner lots are determined by the frontage that the primary facade is addressing. The primary frontage is taken to be the frontage where the front door and letterbox is located.
 - vii. The maximum length of build to boundary for any TCF/TCO product shall be 18m.
 - viii. Allotments containing or adjoining the lower face of a rear retaining wall exceeding 2.0 metres in height are required to have a minimum rear setback of 2.5m to the rear property boundary from the ground and second floor of the dwelling.

3. Site Cover and Amenity:

- i. Site cover for each lot is not to exceed the following:
 - a. 80% for dual attached lots;
 - b. 70% for build to the boundary lots;
 - c. 60% for lots that do not use a build to boundary;
- ii. Total outdoor private open space accessible from the ground floor dwelling, either covered or uncovered, should be generally flat without any fall exceeding 70mm vertical or every 1.0 m horizontally. Private outdoor space excludes area for driveways and must include an area with a minimum dimension of 2.4m. The total outdoor space should equal at least 15% of the total site area.

4. Parking, Garages and Carports:

- i. Each allotment must provide one covered car parking space.
- ii. TCF product, excluding those on a corner lot must have a single or tandem garage integrated into the dwelling. The garage must be setback a minimum of 5.0m to the front wall at the garage and a further 240mm to the garage door. Corner lot TCF product can provide a double garage or carport on the secondary frontage at the rear of the house with a 1.0m side setback to the wall and a further 240mm to the garage door.
- iii. TCO product must locate the garage to the road that is not the primary frontage and be setback a minimum of 0.9m, with a further 240mm to the garage door.
- iv. Carports must include a roof design, design features and materials which are consistent with the form and materials of the home.
- v. Carports must include either a garage door at the front or screening to the rear.
- vi. Any column or wall provided to support a carport must be set back a minimum of 5.0m from the front boundary of the property.
- vii. Garages for houses on narrow lots (10m-12.49m) are to comply with Note 13 on this Plan of Development.

5. Driveways:

- i. The driveway must be laid at the grade of the adjacent verge area. No grade change to the verge for the construction of a driveway will be allowed.
- ii. Where there is a footpath within the verge, the driveway prevails, ie. the portion of the footpath where the driveway crosses is removed.
- iii. Maximum driveway grades within lots must not exceed 1:5 or 1:4 with transitions at both ends of the driveway.
- iv. Driveways must be offset at least 300mm from the side property boundary.
- v. Driveways must be completed prior to occupation and be located as shown on the approved Functional Layout Roadworks Plan, unless otherwise agreed by DSD/MP.
- vi. Driveways across the verge cannot exceed 3.0m for a single garage or 5.0m for a double garage.
- vii. Driveways, unless varied by a provision above, shall accord with Logan City Council's standards (except for the driveway siting requirements in relation to intersections which is as per the approved POD). Prior to construction, approval from Logan City Council for Vehicular Access to Residential Premises is required.

6. Retaining Walls, Earthworks and Sloping Land:

- i. Retaining wall height must not exceed those nominated in the Retaining Wall Heights table included on the Residential Plan of Development.
- ii. If these requirements are not able to be achieved, construction methods other than slab on ground construction are to be used.
- iii. If elevated construction is to be used, under floor services must be located or screened to minimise their appearance to adjoining properties and public spaces.
- iv. Retaining walls along street or park frontages cannot exceed 1.0 m in height. A planted strip of a minimum width of 500mm must exist between any terraced retaining walls.
- v. Retaining walls to side boundaries between lots cannot exceed 1.8 metres high at the front wall of the house and must taper down to natural ground level forward of the house.
- vi. Retaining walls over 500mm high require a 1 metre high fence above the wall and adequate landscape screening.
- vii. Where the block allows for build to the boundary, the build to the boundary wall must be projected to 150mm below the likely pad level of the adjacent block. The pad level can be assumed to be the average of the four corners of the adjacent block using the As Built levels. The build down or the build to boundary wall must be in a material consistent with the wall above it.
- viii. The front wall of the home must not be more than 50% below the midpoint level of the front boundary.

7. External Building Materials:

No raw, unfinished or untreated materials are permitted for external building works. This includes galvanised iron, zinc or aluminium coated steel, corrugated or unpainted fibre cement sheeting and bare, painted or uncoloured concrete block work or common brickswork.

8. Front Facade Articulation:

- i. Facades of the home fronting the street must include a highly visible entry and include a substantial verandah, or include two materials or finishes to the entry.
- ii. Homes must include articulation between the alignment of the front wall and the garage on the primary frontage. The minimum acceptable alignment variation is 560mm. Garages are permitted to be a maximum 1.0m forward of the front building wall where the roof of the entry is positioned forward of the roof of the garage. Special provisions apply for narrow lots as per Note 13.
- iii. Double storey homes which incorporate a verandah or balcony to the first floor to at least 40% of the front elevation with do not require articulation between the alignment of the front wall and the garage.

9. Homes with more than one Visible Facade (Corner Homes/Homes with frontage to park):

Homes on corners or with park frontage must feature windows and detailing to match the front elevation along the secondary frontage or extend the detailing of the priority street facade to the front four metres of the secondary frontage.

10. Fencing:

- i. Any fencing on the primary street frontage is to be a maximum of 1.2 metres in height and decorative in style, except for regulation fencing required around pools.
- ii. Fencing up to 1.5 m in height will be permitted on primary street frontages if it is:
 - a. an open style fence that is 50% transparent, or
 - b. is a courtyard wall constructed of face brickwork or masonry piers with coloured render or textured finish with infill panels of coloured metal tube, painted or stained timber palings or horizontal battens. Timber paling fences will only be accepted if they are painted and treated with decorative capping or tirms and provided with pronounced posts.
- iv. All side fencing must either return to the house a minimum of 1.0 metre behind the front building line or continue forward of the front building line as decorative fencing.
- v. Decorative fencing is to be constructed of rendered and painted masonry piers or painted or stained posts, with infill panels of coloured metal tube, painted or stained timber palings or horizontal battens. Timber paling fences will only be accepted if they are painted and treated with decorative capping or tirms and provided with pronounced posts.
- vi. Secondary street frontage fencing must finish 4 metres behind the front wall of your home.
- vii. Untreated or coloured metal sheeting or fibrous cement is not acceptable as a decorative fence.
- viii. Fencing and retaining walls erected by Lendlease must not be altered, removed or modified in any way, without the prior written approval from Lendlease.

11. Landscaping:

At least 30% of your front yard is landscaped with grass and/or garden beds. 25% of the front yard must be planted garden beds with trees and/or shrubs capable of growing to 3 metres tall and at least 600mm high at the time of planting. Please refer to the preferred Yarrabilba plant species list for guidance.

12. Outdoor Structure and Services

- i. All outdoor structures visible from the street or public spaces including but not limited to, roof or wall mounted air-conditioning units, satellite dishes, antennas, sheds, water tanks and clotheslines must be suitably screened and located to minimise detrimental visual impact.
- ii. Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.

13. Houses on Narrow Lots Residential Lots (10m-12.49m in width)

Houses on lots between 10m and 12.49m in width must adhere to the following design criteria:

- i. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m.
- ii. The garage door:
 - a. Width must not exceed 4.8m;
 - b. Must have a minimum 450mm eave above it;
 - c. Must be setback a minimum of 240mm behind the pillar of the garage door and
 - d. Must have a sectional, tilt or roller door.

14. Driveways on Narrow Lots (10m-12.49m in width)

Driveways cannot exceed 3.0m across the verge on lots between 10m and 12.49m in width.

15. Residential Lots with Park Frontage

- i. Fencing along park frontages must be:
 - a. 1.2m high solid; or
 - b. Up to 1.8m high if containing openings that make it more than 50% transparent.
- ii. Buildings are to be designed so to promote casual surveillance and overlooking at parks.

Secondary Dwelling Controls	
Minimum Lot Size	Secondary dwellings are not permitted on lot less than 400sqm in size.
Floor Area of Secondary Dwelling	Maximum 60sqm GFA
Design and Siting of buildings and structures	The dwelling / secondary dwelling must have the design effect of one (1) single dwelling from the road / street frontage or within public view.
Materials and Detailing	Materials, detailing, colours and roof forms and consistent with those of the primary house.
Outdoor Living Space	Minimum 9sqm with a minimum dimension of 3m and directly accessible from a main living area.
Driveway	The secondary dwelling must share the driveway of the primary dwelling.
Car Parking and Garaging	Minimum one space in addition to the primary dwelling requirement – with minimum dimensions of 5m x 3m.
Street Surveillance	On a single street frontage, the secondary dwelling entry must be hidden from view from the street so as to give the effect that the home is one (1) single residential dwelling.
Letterboxes	Any secondary dwelling is not permitted its own letterbox and must be shared with the primary dwelling.
Titling	Any secondary dwelling is unable to be separately titled to the primary dwelling.
Separate Services	No separate infrastructure servicing to the secondary dwelling is permitted (i.e. water, gas, electricity).



16. Additional Design Criteria for Multi Family Strata (MFS) Lots (Constitutes Multiple Residential Development)

- i. MFS lots are identified on this Plan of Development and can be developed for the purpose of a House or Multiple Residential development (i.e. two or more dwellings on a single lot).
- ii. The maximum number of dwellings per MFS lot is shown on this Plan of Development and must not be exceeded.
- iii. Where an MFS lot is to be developed as Multiple Residential, the following design criteria apply:
 - a. The Multiple Residential development must address all street frontages and present with the appearance of a traditional house.
 - b. Each dwelling comprising the Multiple Residential development must include a laundry, food preparation area, sanitary facilities, bin storage and clothes drying areas.
 - c. Bin storage and clothes drying areas must not be visible from any street frontage.
 - d. The Multiple Residential development must be sited in accordance with this Plan of Development.
 - e. The Multiple Residential development must address all streets as primary frontages with a minimum of one (1) dwelling per frontage.
 - f. All buildings with a width of more than 10 metres that are visible from a road or a park are to be articulated to reduce the mass of the building by one or more of the following:
 - i. Windows are recessed into the facade;
 - ii. Balconies, porches or verandas are provided;
 - iii. Window hoods are provided; or
 - iv. Shadow lines are created on the building through minor changes in the facade (100mm minimum).
 - g. Lots that have a park frontage are to address the park through the inclusion of at least three of the following design elements:
 - i. A verandah, porch or portico;
 - ii. Arming and shade structures;
 - iii. Variation to roof and building lines;
 - iv. Inclusion of window openings, or
 - v. Use of varying building materials and treatments.
 - h. The extent of garages must not exceed 40% of the lot frontage on any street frontage, except where Houses on Narrow Lots Residential Lots requirements are met.
 - i. Private open space must be provided at a minimum rate of 25sqm for each dwelling comprising the Multiple Residential development and must:
 - i. Incorporate a minimum of one single area of 16m² on the ground floor or 12m² for elevated areas of outdoor living space;
 - ii. Primary outdoor spaces must be accessible from indoor living spaces and must have a minimum dimension of 4.0 metres for ground level living or 2.0 metres for elevated outdoor living spaces.
 - iii. Primary spaces must not have a slope of more than 10%; and
 - iv. Private outdoor living spaces must be clearly delineated for each dwelling.
 - j. Site cover for MFS lots shall not exceed 60%.

17. Criteria for Variations to an approved plan assessed via compliance assessment

Applications for compliance assessment to vary the layout must be in accordance with the criteria outlined below. Changes that are not in accordance with these criteria will require lodgement of a change application pursuant to Section 99 of the Economic Development Act 2012.

- i. Minor variation to the boundaries of parks subject to achieving the following:
 - a. The size of the park does not vary by +/- 5%;
 - b. The boundary of a park does not vary by more than 10m in any direction; and
 - c. No change to the location and classification of the proposed park are made; and
 - d. Minimum park size and embellishments under Community Greenspace IMP and EDQ Park Planning and Design Guideline 12 and met; and if it is required to accommodate a padmount transformer- with a maximum area of 5m x 3m.
- ii. Minor variations to the road network subject to achieving the following:
 - a. The classification of the road is not varied;
 - b. The location of a road is moved by not more than 10m in any direction;
 - c. Any change to a road location does not result in a new intersection within 50m of another intersection, and
 - d. The change of the road does not result in a block length of more than 200m; and
 - e. Retains grid or modified grid responsive to site characteristics; and
 - f. Does not result in an additional cul de sac; and
 - g. Demonstrate the variation accords with provisions within Guidelines 5, 6 and 13.
- iii. Variation to lots subject to achieving the following:
 - a. The total number of lots is within +/- 5% of the number of lots already approved; and
 - b. The footprint of the lots is within the existing residential lot footprint (with the exception being where a road is moved in accordance with the provisions in item b(i) above; and
 - c. It can be demonstrated where a lot increase is proposed that adequate on-street parking exists for visitors to the lots and
 - d. Where a paramount transformer is required- max 5m x 5m.
- iv. Variation to the approved POD where:
 - a. To amend setbacks as a result of a lot change; or
 - b. To change the location of a built to boundary wall or driveway;
 - c. It is noted a compliance assessment process can not be used once any lot in the stage subject to the change has been sold.
- v. Variations to staging or creation of sub-stages:
 - a. Permitted when not resulting in a park being created in a stand-alone stage or where a park is in the final stage with less than 10 residential lots associated with it.

Where a variation is proposed, the applicant must submit to EDQ for compliance assessment:

- i. A statement demonstrating compliance with the criteria above and relevant section of POD. Guidelines and Practice Notes.
- ii. Where minor variations are required due to detailed engineering design a statement outlining the Reason for the variation and how the variation responds to Guidelines 13-Engineering Standards.
- iii. Updated ROL and POD plans as applicable
- v. Updated Functional Layout Plans (if applicable)



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017860

Date: 17 June 2021

THESE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT
SHEETS 1 TO 9 [Dgn No. P04-ROL1-POD210704]

lendlease